

## Tellegen Poor Provider, Says Wife's Friend

Farrar Locked Husband Out for Failure to Pay His Share of Household Cost, Her Spokesman Declares

Complains of Drinking

Delayed Business Career to Devote Time to Social Pleasures, It Is Charged

Geraldine Farrar and her husband, Lou Tellegen, whose attorney has announced the actor's intention of seeking a separation from the opera singer, continued to remain in seclusion yesterday, but a friend of each had something to say about their domestic unhappiness which culminated last month when Miss Farrar locked her husband out of their home at 20 West Seventy-fourth Street.

Miss Farrar's friend, whose position is such as to make him fully conversant with the affair, asserted that the final quarrel between the couple had been over money. Although at the time of her marriage Miss Farrar said that that was one thing she and Lou never would quarrel about, as they went fifty-fifty on everything, her friend asserted that Lou was locked out of the Seventy-fourth Street house because he wouldn't contribute his share toward household expenses.

Planned to Be Business Man

The actor, it was said, had become obsessed with the notion that his own profession was an ungodly one and had been talking constantly of his plans to enter business and make a fortune. Miss Farrar, it was said, had no objection to these plans except that they remained merely plans.

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When the time came, it was said, Miss Farrar's friend, "Geraldine" had been aware that Tellegen had been appreciatively observed of other women. Added to this, he drank heavily at times and this made the situation intolerable.

"After they had finished their motion picture contract with Goldwyn, which was many months ago, Tellegen decided that he was to return to his home in New York," it was said. "When he failed to return in the matter of the payment of household expenses, contributions only debts, she became despondent."

It was said that he purposes to go back on the stage now, but it is too late, she is through with him for good."

Lou's Friend Makes Denial

When one of Tellegen's most intimate friends was asked what his opinion was of the accusations that were made against the actor by Miss Farrar's friend, he made the following denial:

"In the first place, Tellegen was on the road all last winter, in fact, from August to April 30, with 'Blind Youth,' a musical comedy. 'Blind Youth' was the last of the 'Blind Youth' musical comedy and also with 'Blind Youth.' It is untrue that he was in the matter of the payment of household expenses, contributions only debts, she became despondent."

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Mrs. Wix Now Asks Divorce

Doctor Sued Wife in 1916, but Lost Decision

The matrimonial affairs of Dr. George B. Wix, who besides being a physician, also is an inventor, and Mrs. Winifred Wix, formerly his secretary, were again in the Supreme Court yesterday in the form of a divorce action brought by Mrs. Wix.

Another time the couple aired their marital differences in public was in 1916 when Dr. Wix sued his wife for a divorce, naming a young Greek life saver at Long Beach, in that case the jury decided in favor of Mrs. Wix. A year later Mrs. Wix sued the physician in Brooklyn for separation. In that proceeding she said she was Dr. Wix's third wife.

Mrs. Wix complained also that her husband had told her he had divorced his second wife, but that subsequently she learned it was the second Mrs. Wix who had obtained the decree. In the present action for divorce, filed yesterday, the details have not been made public.

Business Builders, Inc., Get More Room in Central Section

The Business Builders, Inc., leased eleven additional offices in the Knickerbocker Building, Broadway and Forty-second Street. The space is on the twelfth and thirteenth floors.

The Kennett Realty Corporation, John B. Schuler, president, leased office space in the new Galvin Building, 236 West Fifty-fifth Street, to the Speedup Sales Company, and to the Concord Company.

Charles P. Noyes Company leased a portion of the second floor at 9 and 11 West Broadway, and 54 and 56 Barclay Street, to Alfred W. Brock, and offices at 22 Williams Street to Dwight C. Lopez.

Ready to Build at Bryn Mawr

The Robert E. Farley Organization has sold for the estate of William B. Rice a plot in the Bryn Mawr Park section of York, Pa., to Edward J. Zyl, of York, who plans to build in the near future.

## Real Estate News

### Sales of Flats Still Feature Realty Trading

Ansonia Apartments, in West 114th St., and the Circle, on Morningside Drive, Pass to New Owners

The Ansonia eight-story apartment, at 508 West 114th Street, has been sold by Nassot & Lanning for the Hank Realty Company to H. L. Kaufman. The structure stands on plot 76x100 and is located between Amsterdam Avenue and Broadway, facing Columbia University grounds and campus, and contains accommodations for thirty-two families. The above brokers will act as managing agents of the property for the next six months.

The Circle, a six-story elevator apartment at 114 Morningside Drive, located on the curve of that thoroughfare where it turns into Amsterdam Avenue at 122d Street, has been sold by the Sperry & Hutchinson Company, subject to mortgages for \$138,750. The new owner is the newly formed 114 Morningside Drive Corporation, organized by H. G. Kelly, attorney, and having as directors W. Valet, A. H. Chadbourne and R. D. Guttentag. The property is three-sided, having a frontage along Morningside Drive of 178.2 feet and measuring 146.10 and 91.1 feet respectively on the southerly and westerly lines.

Daniel H. Jackson has sold to Jacob Bernstein, 5335 Amsterdam Avenue, corner of 179th Street, a five-story apartment 25x100. Mr. Jackson bought this property from Edmund Baylis. The estate of Lambert S. Quackenbush sold 124 and 126 East Ninety-Eighth Street, two five-story tenements, 25x100 each. Nathan Schwartz was the broker.

Maria Pusco sold to Elsie Berger 1741 Park Avenue, northeast corner of 121st Street, a four-story tenement and stores 20x115.

Charles B. Fay sold to Grace D. Miller 50 West 105th Street, a five-story flat, 18x100.11.

Emanuel M. Maas sold to Louis Hantman, 344 East Forty-ninth Street, a four-story tenement, 25x100. Isaac Blumberg sold to Francesco Fargine 2234 Second Avenue, four-story tenement and stores, 30x75.

William H. Green sold to Meyer Scheraga 1954 Lexington Avenue, a five-story tenement and stores, 30x75. The Wintermute Realty Corporation sold to Emil Polak 1025 to 1031 First Avenue, four-story tenements and stores, 22x74.

Homes in Harlem Section Figure in the Buying

Woman Resells Dwelling in W. 139th St. Lateley Bought

M. H. Galland & Co. resold for Mrs. Harriet B. Davitt the three-story dwelling at 139 West 139th Street, 18x75, to John Leachman, 352 West 139th Street, 18x75, who is the purchaser as attorney. Mrs. Davitt recently bought the house through the same brokers from the Lincoln Realty Company.

Paula and Simon, resold to George O. Palmer 10 West Eighty-first Street, a four-story dwelling, 18x102.2, between Columbus and Amsterdam avenues. Venn K. Bracher was the broker.

Henry J. Smith sold to Vio Fortunate 102 Lexington Avenue, southeast corner of 113th Street, a three-story and basement dwelling, 17x87.9.

Thomas W. McNight sold to John A. Heil 22 West 114th Street, a three-story dwelling, 18x101.1.

Edward Wolff resold to W. B. Richards 10 West 105th Street, a three-story and basement dwelling, 22x90.1, the apartment on the south side of East 102d Street, 125 feet east of Intervale Avenue, 50x111x irregular.

Charles Svendsen sold to David Goldstein 143 East 134th Street, a five-story flat, 25x100.

Edward Polak, Inc., sold for Mrs. Danneman 1944 Clinton Avenue, a two-family house, 25x115; for Judge Martin J. Keogh to Thomas Rivers, vacant lot on the north side of 232d Street, 255 feet east of Bronxwood Avenue, 25x114, and for Mrs. Schultz-Arnold the northeast corner of Tremont and Customs avenues, 115x90, vacant. This property has been held by the Schultz family since 1874. The purchaser intends to erect a two-story building with stores.

Ida Brantman resold to Paulina Measina 1154 Bryant Avenue, a two-story dwelling, 23x100.

The Gilbert Realty Company sold to William P. Curran 295 East 134th Street, a two-family dwelling, 22x99.

Samuel Cowen sold 728 and 730 East 134th Street, two three-family dwellings, to a Mr. Bennett.

Sales at Jackson Heights

William C. Spears, of the selling force of the Brown-Wheelock Company and secretary of the Open Star Dwelling Company has purchased an apartment at 122 Twenty-first Street, Jackson Heights.

T. Malcolm Brown, of Manhattan, also has purchased an apartment at 143 Twenty-third Street, Jackson Heights, for immediate occupancy.

Whitney F. Babcock, of Manhattan, has purchased an apartment at 132 Twenty-third Street, Jackson Heights. Mr. Babcock is secretary of E. S. & A. C. Friedrichs Co.

Brokers in Recent Sales

Daniel Birdsall & Co., Inc., were the brokers in the recent sale to Rosa Brothman, dealer in linens, of the five-story building at 12 Franklin Street, where they are now located.

### Demand for Yonkers Lots Again Shown at Auction

Spirited Bidding Marks Sale of Parcels in Lower Summit Park

Spirited bidding marked the auction sale of lots in Lower Summit Park, Yonkers, held by Joseph P. Day on the premises on Saturday. The property is located at the Lincoln Station of the Putnam Division of the New York Central Railroad. Many of the buyers announced their intention of building new houses immediately.

A plot of lots on the north side of Lee Street, adjoining the Lincoln Station, was sold for \$1,250, and \$450 was paid for the southeast corner of Putnam Avenue and Linn Avenue, directly opposite. The northwest corner of Putnam Avenue and Lewis Parkway was sold for \$1,040, and inside plots on Putnam Avenue, adjoining to the north, ranged in price from \$750 to \$300 each. Inside plots on Linn Avenue, north of Lewis Parkway, averaged \$500 each, while those on the west side of Linn Avenue and south of Marshall Road brought \$350 each.

Corners on Wendover Road ranged in price from \$400 to \$300 each. Inside plots brought from \$400 to \$350 each. Inside plots on Ritchie Drive, south of Wendover Road, ranged from \$300 to \$200 each. The corner of Ritchie Drive and Marshall Road was sold for \$900 and plots on the west side of Putnam Avenue, north of Marshall Road, averaged from \$200 to \$300 each.

This is the second large sale Mr. Day has held in Yonkers within the last few weeks, the other involving the estate of James Gordon Bennett, which was disposed of on July 18 and 19.

Wendels Rent 61st Street Corner for Long Term

Accept \$125,000 Net for Use of Long Held Lexington Avenue Realty

The improvement of the southwest corner of Lexington Avenue and Sixty-first Street is now assured. The Wendel family, which has owned it for many years, leased it yesterday for twenty years to Samuel Siegel, of the firm of A. C. Siegel & Co., cigar manufacturers, through Horace Ely & Co., real estate brokers, 55 Broadway.

Mr. Siegel will pay an aggregate rental of \$125,000 and taxes for the use of the property which consists of a four-story building, 30 feet wide in Sixty-first Street and 50 feet on Lexington Avenue.

The building may be removed by the lessee. At any rate, it will be altered extensively to meet the business requirements of the section, which have advanced to first-class character in the last few years. Financial institutions have established branches there, and others are known to be keeping an eye on the section.

Rathbone Estate Sells Old Holding on St. Nicholas Ave.

Herman Tuchman bought for improvement the northwest corner of St. Nicholas Avenue and 175th Street, 143x113, adjoining the New York Telephone Building, for the last forty years by the Rathbone estate. James Keasner was the broker in the transaction.

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## REAL ESTATE—SALE OR RENT

### Manhattan

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Long Island

ASTORIA, L. I.—Mansion 14x142, with garage; 15 very large rooms with all up-to-date imp.; large porch; 15 minutes from Grand Central Station; subway; good speculation. Price \$25,000; very easy terms. FRANK RICANT, 116 Nassau st., N. Y.

AT PREPARED, L. I.—New summer bungalow, 4 rooms and bath, on plot 30x150. Price \$1,500 on easy terms. JOHN J. RANDALL COMPANY, 15 N. Long Beach av., Freeport, N. Y.

FARM FOR SALE AT PECONIC, L. I., consisting of 27 acres and buildings, beautifully situated on Richmond Creek. For terms apply to R. D. Barker, Mattituck, L. I.

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